

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Hotel Motel, Inc./The Lafayette

Case #: 124-R-02

Date: 10/22/02

Comments:

No Comments

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SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Hotel Motel, Inc./The Lafayette

Case #: 124-R-02

Date: 10/22/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The engineer shall review water and wastewater demands with City's Engineering Design Manager responsible for utilities adequacy, Maurice Tobon, P.E. A letter shall be prepared indicating adequate capacity to serve this project prior to requesting agency applications to be signed.
3. It's apparent that the eight (8) inch water main shown on the preliminary engineering plan may not be correct by review of the City's Water Atlas (Section 19, Township 49S, Range 42E). This main is shown to be a six (6) inch on the atlas. Please verify the correct size and complete the design.
4. The meter size is not indicated and a vault will be required if it is 4-inches or greater in diameter. Please complete the design and do so in accordance with Engineering Department's minimum requirements.
5. It isn't clear where the sewer service to this building is discharging to City's main. Please clarify with a bold line and notation.

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6. Additional pavement markings and signs are required at egress points. Please provide a stop sign and bar at each point of egress, four (4) feet behind sidewalk for satisfaction of FDOT Design standards, and indicate the appropriate indexes for signs.
7. Discuss the stacking with the applicant. It appears there may be little time to determine which ramp motorists will need to take as they exit from S/B A1A into the site marked for Residents or Guests. A forty-four (44) foot stacking area is required by City Code (Section 47-20). Please indicate on the plan how this required stacking area is provided for, measuring from the property line inward.
8. Please indicate the ramp slopes proposed on all ramps, in accordance with City Code.
9. Please provide a lighting plan that provides proposed lighting levels (in foot candle units) for all site parking. This plan shall demonstrate compliance with the maximum permitted.
10. The applicant is advised that a foundation requiring dewatering of groundwater shall require an engineering permit prior to any off site discharge occurring.
11. Please review the landscaping plans and proposed accesses to ensure no conflicts occur between proposed accesses or trees with existing overhead wiring or poles for electric, lights, etc.
12. Please apply a standard AASHTO-P wheel radius over the ramp approaches to parking in the garage to ensure adequate turning radii are designed for safe circulation within the parking garage for all ramp transitions to other drive aisles serving the parking spaces.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Hotel Motel, Inc./The Lafayette

Case #: 124-R-02

Date: 10/22/02

Comments:

1. Show hydrant location and provide a flow test.
2. Standpipe system required
3. Is this to be an open air garage? If so 411.3.2 of FBC applies.
4. 903 of the FBC requires sprinkler system
5. 412 of FBC applies to this project.
6. Electrical room may not be in smoke proof enclosure. These stairs must also comply with 1005.6 FBC.
7. Each unit must have access to two stairs. See NFPOA 101-2000, 30.2.4 and 28.2.4

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SITE PLAN REVIEW AND COMMENT

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Hotel Motel, Inc./The Lafayette

Case #: 124-R-02

Date: 10/22/02

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Hotel Motel, Inc./The Lafayette

Case #: 124-R-02

Date: 10/22/02

Comments:

1. Verify that the requirement for the site 35% landscape requirement is met. (The plan has references to "pervious" area, make sure that this meets the definition of "landscape area".)
2. Indicate requirements for irrigation (including the requirement for a rain sensor).
3. Provide a list of the existing trees and palms on site, their names and sizes. Show which are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply. Any trees or palms which would be considered good candidates for relocation should be relocated.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Hotel Motel, Inc./The Lafayette
2221-2231 N. Ocean Blvd

Case #: 124-R-02

Date: 10/22/02

Request: Site Plan Level IV Review for 40-unit multifamily building/RMH-60

Comments:

1. According to ULDR Sec. 47-5.38, yards are required to be half the height of the building when this is greater than the specified yard minimums. Therefore, the proposed building will require yard modifications. Provide a point-by-point narrative stating how this proposal meets the yard modification requirements found in ULDR Sec. 47-23.11.
2. As stated in the project narrative submitted, conditional use approval is also required for buildings above 150 feet. The applicant has provided a response to these criteria.
3. Revise the site data table to show the required setbacks and the correct height (139'4" is shown while the elevation shows 153').
4. Staff strongly suggests removing access to the building off of A1A. Revise the building and site plan so that access will be provided exclusively from NE 23rd Street.
5. According to ULDR Sec. 47-25.3.e.iv, "all development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway" must meet the Design and Compatibility Criteria. Provide a narrative stating how this project meets the applicable criteria. Below are some specific guidelines:
 - a. Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

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- b. The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface, which add special interest and are compatible with public sector site elements.
 - c. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.
- 6. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
- 7. Pursuant to the City's Comprehensive Plan, Coastal Management Element and Ord. C-00-26, page 12, submit an evaluation of how this project complies with hurricane evacuation requirements.
- 8. Provide a copy of the most current recorded plat and amendments, for the proposed site.
- 9. On all elevations, show relationship of adjacent streets and the mass outlines of all adjacent structures.

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10. Discuss durability of PVC piping proposed for the rooftop design.
11. Revise line on site plan labeled "Beginning of tower for residential units". It appears to be a drafting error.
12. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Hotel Motel, Inc./The Lafayette

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Comments:

1. Owners/ tenants in the central units need to have easy access to the stairwells. How will this be accomplished?
2. Stairwells at ground level should not allow entry. If left open, a local annunciator should alert security.
3. According to Life Safety Code, stairwells need to allow entry onto every fifth floor. All other floors should allow egress only.
4. Access to the parking garage should be controlled. How will this be accomplished?
5. The parking garage should have CCTV at it's entry, elevator, and stairwell areas. This should be monitored and recorded on a twenty- four (24) hour video. Videos should then be removed and stored for at least 30 days, in case they are needed for follow-up.
6. Each level of he parking garage should have conspicuously placed panic alarms or emergency phones for easy use by condo owners/ tenants.

Please submit comments in writing prior to DRC sign off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Hotel Motel, Inc./The Lafayette

Case #: 124-R-02

Date: 10/22/02

Comments:

1. In accordance with section 47-5.38 all yards shall not less than equal to one half (1/2) the height of the building, unless a yard modification is approved pursuant to section 47-23.11. Provide a narrative outlining point by point the projects compliance with section 47-23.11.
2. Maximum height in RMH-60 east of the Intracoastal Waterway is one hundred twenty (120) feet pursuant to zoning in progress. The building height may be increased pursuant to a obtaining a Conditional Use Approval.
3. Developments east of the Intracoastal Waterway shall meet the Design and Compatibility Criteria of section 47-25.3.A.3.e.iv. Provide a narrative outlining point by point how the proposed project complies with the criteria.
4. Discuss screening of mechanical equipment applicant and Planning representative. Provide design details of the PVC screening.
5. Ground sign as proposed exceeds the maximum height requirements of section 47-22.3.H.
6. Provide a data table indicating the number of bedrooms in each unit.
7. Provide a shadow study in accordance with section 47-23.11.A.4 a-c.
8. Ramp slopes shall not exceed 12% pursuant to section 47-20.9.
9. Discuss parking provisions for multipurpose and fitness room.
10. Additional comments may be forthcoming at DRC meeting.